

WOLDE ARARSA, SITE PLAN REVIEW COMMITTEE CHAIR
LAND USE AND URBAN DESIGN DIVISION
DEPARTMENT OF PLANNING
417 EAST FAYETTE STREET, 8TH FLOOR
SITE PLAN REVIEW COMMITTEE
MINUTES FOR JANUARY 28, 2009

Date of Distribution: February 4, 2009

Mr. Andre K. Smith, DOT Traffic
Captain John Carr, Fire Department
Mr. Etta Crafton, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Mr. Kevin Sullivan, DOT Planning
Mr. John Igwe, DHCD Plans Examining
Mr. James Wescott, Finance
Dr. Nollie P. Wood J., Mayor's Office

In attendance were Wolde Ararsa, Ervin McDaniel, for Department of Planning; John Thumbi, Kirkland Gabriel, Kevin Sullivan for Department of Transportation; No one attended from Department of Finance; No one attended for Parking Authority; No one attended for the Zoning Enforcement Office; No one attended for Mayor's Commission on Disabilities; and John Carr for Fire Department and John Igwe for DHCD have not attended the pre-site plan review meeting.

Agenda

- 1. 6500 Eastern Avenue/ Anchor Square PUD – Pad site for McDonalds**
- 2. Fleet Street @ President – Parcel P – PUD Out door table service**

6500 Eastern Avenue/ Anchor Square PUD – Pad site for McDonalds

Plans Date: January, 2009

Zoning: M-2-1

Urban Renewal: Anchor Square PUD

Environmental: None

Total Site Area: 7,995 Acres (including the shopping center)

Total Disturbed Area: More than 20,000sf including the shopping center area

Gross Floor Area: Approximately 4,150 sf

In addition to the committee members and Planning Staff, in attendance were:

- Lee May, McDonalds, USA LLC., 301-651-9998 & lee.may@us.mcd.com
- Valek Zarski, BLDG :410-229-9851 & vzrski@bldginc.com
- Stanley fine, RMG: 410-727-6600 & sfine@rosenbergmartin.com
- Caroline Hecker, RMG: 410727-6600 & checker@rosenbergmartin.com

Project Summary:

This is an existing vacant pad site in the Anchor square PUD. The proposal is to construct a McDonald's drive through Restaurant at the corner of Kane Street and Eastern Avenue k/a 6500 Eastern Avenue – Anchor Square Shopping Center. Currently, approved PUD calls for 5,400 sf retail building in the space where the applicant is proposing to construct a drive through McDonald's restaurant which will require a PUD amendment to allow the proposed project to be built on this Pad site. Forest conservation, and TIS and Storm Water Management requirements are addressed by the creation of the PUD.

Comments & Issues:

- **PUD Amendment:** PUD amendment is required for a drive thru restaurants in the PUD.
- **Community Review & Input:** The site plan review committee has requested the applicants to present their plans and proposed PUD amendment to the surrounding appropriate communities and get the communities review and input.
- **Driveway:** Applicants need to modify the existing driveway along Eastern Avenue to accommodate left turn, thru and right turn movements into the PUD development areas.
- **Sidewalks:** All sidewalks along perpendicular parking spaces must be 6 feet wide.
- **Handicap Parking Spaces:** All side walks and wheel chair accessible paths must be clearly striped and ramps must be provided.
- **Signs:** Plan must add stop bars and walkways connections either on the asphalt pavement or using standing sign posts.
- **Handicap Spaces:** Handicap spaces showed away from form building entrances on the PUD drawing must be checked and be relocated.

Next Steps:

The next steps for the applicants are the following:

- Meet with the surrounding communities and present their plan for in put.

Those listed

Page 3 of 3

Re: SPRC Minutes for 1-28-09

- Introduce PUD amendment for a drive through restaurant
- Prepare for Planning Commission action.
- Revise and submit two sets of the plan for final SPRC approval and stamp.

Note:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Traffic Impact Study requirements, Community Reviews /inputs and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped**

Minutes will be e-mailed to: sfine@rosenbergmartin.com